



*Catherine E. Pugh*  
Mayor

## COMMISSION FOR HISTORICAL & ARCHITECTURAL PRESERVATION

*Tom Liebel, Chairman*

### STAFF REPORT



*Chris Ryer*  
Director

**February 12, 2018**

**REQUEST:** Add New Chapter 6 - Artistic Expression to the Historic Preservation Design Guidelines and Other Minor Changes

**STAFF:** Caitlin Audette

**RECOMMENDATION:** Approval

### PROPOSAL

CHAP staff proposes minor updates to the Historic Preservation Design Guidelines to fix minor errors, address inconsistencies, and update general guidelines. Additionally, staff proposes a new chapter for artistic expression detailing how art work will be reviewed by CHAP.

### APPLICATION OF GUIDELINES

CHAP staff has updated the Historic Preservation Design Guidelines with minor updates as well as the addition of Chapter 6: Design Guidelines for Artistic Expression. These are based on the draft created for the Charles North neighborhood and have been modified to read as guidelines and for the sake of clarity.

Examples of the types of updates included in this request are outlined below. These updates stem from staff use of the guidelines, where issues have arisen from unforeseen circumstances not anticipated when the language was originally written.

- Changing some limited language from “must” to “should”.
- Changing limited language from “Do not...” to “In most cases do not...”
- Changing limited language from “Require test samples...” to “CHAP may require test sample...”

Specific unique updates included the following;

- Added language for more clarity regarding access to roof top decks, from “Do not construct rooftop pop-ups or doghouses” to “Do not construct rooftop pop-ups or doghouses to access roof decks on historically residential properties.” This allows for additions on large scale buildings such as historic schools, and commercial properties where they may be more appropriate.
- Removed "Use stylistically and historically appropriate paint colors whenever possible. Use historic photographs, books, and the color palettes of paint manufacturers to help guide paint color selection. When possible, undertake professional paint color analysis to determine historic paint colors." This was completed as the final bullet appears to

address this point with the following text, “Building style, period of construction, materials, and setting contribute to the appropriate choice of paint colors. Select paint colors that are appropriate for the character of the building time period in which the building was constructed.”

- Removed reference to temporary signs as these are no longer allowed per the updated zoning regulations for signage.
- Inserted the following language regarding small wireless facilities: “Installations in the public right-of-way must abide by the Small Wireless Facilities: Design and Aesthetic Requirements.”

### **NEIGHBORHOOD COMMENTS**

CHAP staff reached out to Baltimore Heritage for comments and has not received any to date.

### **RECOMMENDATION**

**Staff recommends approval of the proposed changes.**

A handwritten signature in black ink, appearing to read "E. S. MLG".

**Eric Holcomb**  
**Director**